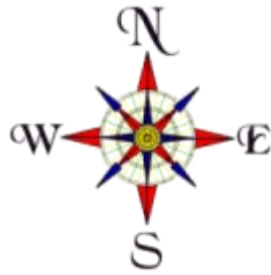
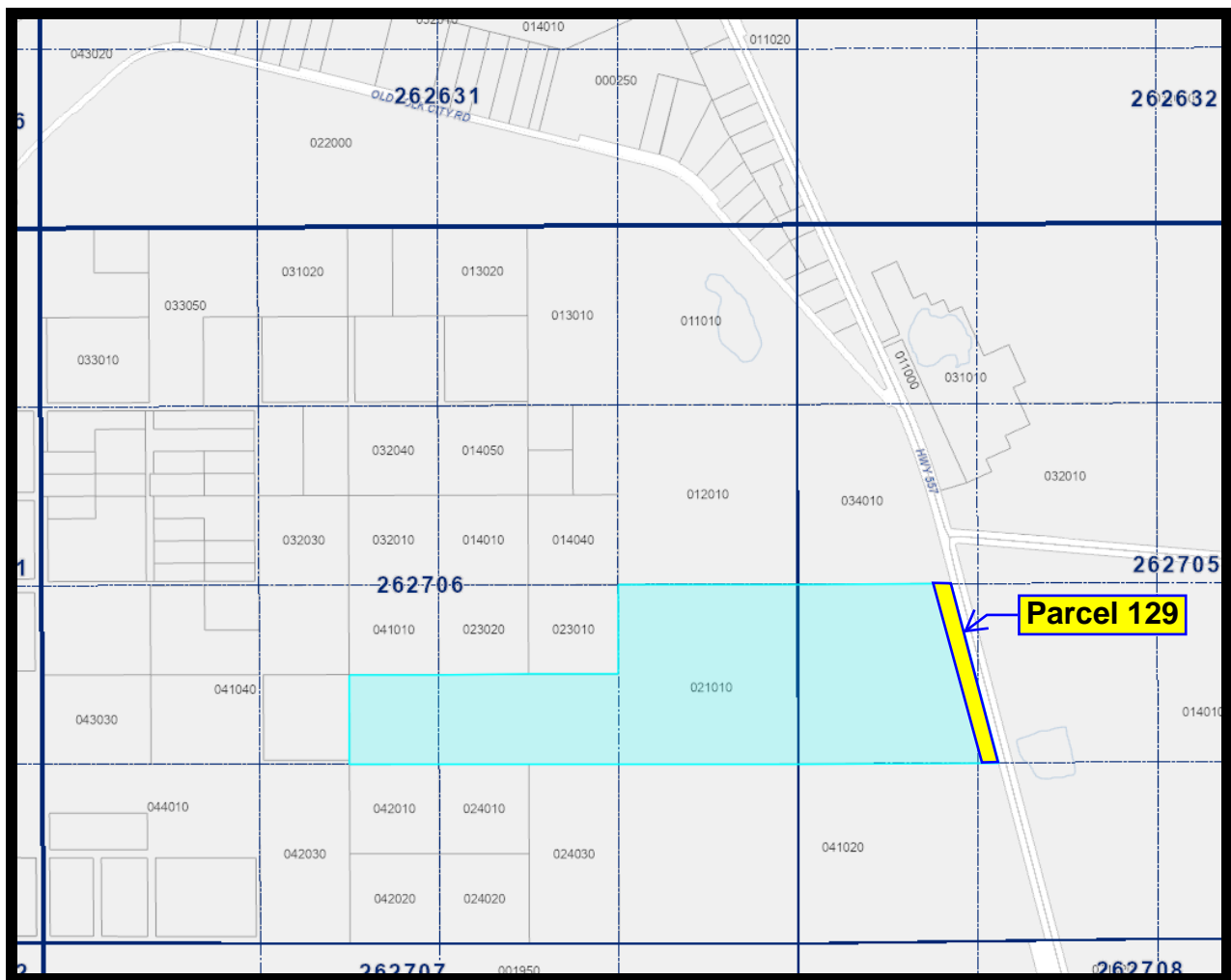


SECTION 06, TOWNSHIP 27 SOUTH, RANGE 26 EAST



SECTION 06, TOWNSHIP 27 SOUTH, RANGE 26 EAST





Board of County Commissioners

Project No.: 5400135
Project Name: County Road 557 Improvement Project
Parent Parcel I.D. Nos.: 262706-000000-021010
Project Parcel #: 129

RIGHT-OF-WAY AGREEMENT

**STATE OF FLORIDA
COUNTY OF POLK**

THIS AGREEMENT made and entered into this 7 day of October, 2024, by and between **TOMAS DE CASTRO-QUIROZ**, whose mailing address is 19755 SW 304th Street, Homestead, Florida 33030-3501 ("Owner"), and **POLK COUNTY**, a political subdivision of the state of Florida, whose mailing address is P.O. Box 9005, Drawer RE-01, Bartow, Florida 33831-9005, hereinafter referred to as the "County".

WITNESSETH

WHEREAS, the County requires the lands described as Parcel Number 129 as more particularly described in Exhibit "A" (the "Property"), as additional right-of-way for the construction and maintenance of an authorized road known as County Road 557, (hereinafter the "Project"), and said Owner is required to furnish same for such purpose; and

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar each to the other paid, it is agreed as follows:

- (a) Owner agrees to sell and convey unto the County a fee interest in Parcel 129, by Warranty Deed, free of liens and encumbrances, together with affected improvements for the amount of \$673,745 (Six Hundred Seventy Three Thousand Seven Hundred Forty Five Dollars) which amount is inclusive of all attorney's fees and expert's costs.
- (b) County shall pay the total settlement amount of \$673,745, upon simultaneous delivery of deed of conveyance from the Owner to the County (the "Closing"), which shall occur after the approval of this Agreement by the Board of County Commissioners. The County payment of \$673,745 shall be made to the Miller Troiano, P.A., Trust Account, for disbursement. Any improvements or personal property not removed within fourteen (14) days after purchase of subject land shall be considered abandoned by the Owner.
- (c) Owner shall be responsible for the payment of any and all, current and/or past due real property taxes, or pro-rations thereof, pro-rated to the date of closing, and assessments due on the date of closing, and any payment due will be deducted at closing from the

Owner's proceeds. Owner shall also be responsible for the payment of any Mortgages, Judgments and/or Liens, if any, which attach to the Property and any payment(s) due will be deducted at closing from the Owner's proceeds. Any and all applicable deductions stated herein shall be disbursed from the Miller Troiano P.A., Trust Account at the Closing

- (d) County acknowledges that this conveyance of the Property is in lieu of, and under threat, of condemnation.
- (e) The Owner agrees and expressly acknowledges that the monies paid, and any other considerations given in accordance with this Agreement are just and full compensation for all property interest, and/or claims arising from this acquisition and no other monies including fees and/or costs are owed by the County to Owner.


*** THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA.**

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, and on the date shown above.

**PURCHASER:
COUNTY OF POLK, POLK COUNTY, FL**

OWNER:

By: 
R. Wade Allen, Director
Real Estate Services
Its Agent


Tomas De Castro-Quiroz

Date approved by the County:

Exhibit "A" Sheet 1 of 2

Parcel Number: 129
Project Name: CR557 WIDENING
Tax Folio Number: 26270600000021010

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

A parcel of land lying in the Southwest 1/4 of Section 5, Township 27 South, Range 26 East, Polk County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 5; thence North 89°15'10" East, along the South line of said Southwest 1/4, a distance of 1,822.74 feet to the West right-of-way line of County Road 557, per Florida Department of Transportation Right-of-Way Map Section 16834-2601; thence North 14°46'48" West, along said West right-of-way line, 1,358.35 feet to the South line of a parcel as described in Official Records Book 6622, Page 2071, Public Records of Polk County, Florida and the **Point of Beginning**; thence continue North 14°46'48" West, along said West right-of-way line, 1,361.67 feet to the North line of said Southwest 1/4; thence South 89°47'26" West, along said North line, 128.12 feet; thence South 14°46'48" East, 1,362.30 feet to said South line of a parcel; thence North 89°31'17" East, along said South line, 127.97 feet to the **Point of Beginning**.

Containing 3.88 acres, more or less

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2

REVISION	DATE	BY

**THIS IS NOT
A SURVEY**

LEGEND

- (C) = CALCULATED
- (P) = PLAT
- COR = CORNER
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG(S) = PAGE(S)
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RANGE
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- T = TOWNSHIP

--- = PARCEL LINE



SCALE

1" = 300 feet

SURVEYOR'S NOTES.

BEARINGS AND DISTANCES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.



Digitally signed
by Bryan
Zelenenki
Date 2023.06.27
17:15:37 -0400'

DATE
05/08/23

BRYAN C. ZELENENKI, P.S.M.
FLORIDA REGISTRATION #7140
SURVEYING AND MAPPING SECTION

TAX FOLIO#
262705
000000
034010

NORTH LINE OF THE
SW 1/4 OF SECTION 5

S 89°47'26" W
128.12 (C)

R/W PER
F.D.O.T. R/W MAP
SECTION 16834-2601

TAX FOLIO#
262706
000000
021010
(O.R.B.6622, PG.2071)

S 14°46'48" E 1362.30' (C)

N 14°46'48" W 1361.67' (C)
COUNTY ROAD 51

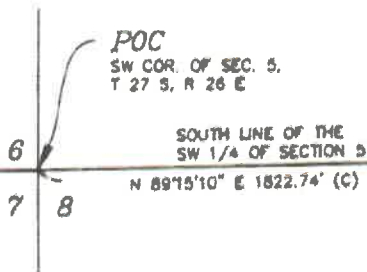
N 89°31'17" E
127.97' (C)

SOUTH LINE OF PARCEL
O.R.B.6622, PG.2071

TAX FOLIO#
262705
000000
041020
(O.R.B.7198, PG.192)

POB

N 14°46'48" W
1358.35' (C)



SEE SHEET 1 OF 2 FOR DESCRIPTION.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER

DESCRIPTION SKETCH
LOCATED IN SECTION 5,
TOWNSHIP 27 SOUTH, RANGE 26
EAST, POLK COUNTY, FLORIDA.

POLK COUNTY ROADS AND DRAINAGE
3000 SHEFFIELD ROAD,
WINTER HAVEN, FL 33880

PHONE: (863) 535-2200 FAX (863) 519-8117

Sheet No 2 of 2	Drawn by BCZ	Checked by BCZ	Check Date 05/24/23
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Parcel Number: 129	PREPARED FOR REAL ESTATE SERVICES	File Name CR55720-2
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